

House of Representatives, April 16, 1998. The Committee on Appropriations reported through REP. DYSON, 94th DIST., Chairman of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT AUTHORIZING THE LEASE OF A TRACT OF LAND BY THE BOARD OF TRUSTEES OF THE CONNECTICUT STATE UNIVERSITY SYSTEM.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (a) The Board of Trustees of the
2 Connecticut State University System may lease a
3 tract of land to a private developer to construct
4 a building on the south side of Ella Grasso
5 Boulevard on the Central Connecticut State
6 University campus. Upon the request of the board
7 of trustees, the Department of Public Works may
8 contract with a developer to construct the
9 building to be completed by an agreed upon date
10 certain, on a design-build basis and with a
11 maximum cost. The project consisting of this
12 building shall house private enterprise and
13 university services to meet the needs of
14 university students, faculty, staff and the
15 community-at-large.

16 (b) Any such contract shall provide that the
17 developer: (1) Construct one building which
18 complies with all applicable federal and state
19 laws and regulations; (2) supply the funds
20 necessary for costs associated with the
21 construction and operation of the building; (3)

22 post a performance bond and have and maintain
23 adequate insurance for the project; (4) be granted
24 full ownership rights to the building for a term
25 certain, which term shall permit the developer to
26 recoup its investment in the construction and
27 operation of the building and be consistent with
28 the needs of the university, but shall not exceed
29 thirty years; (5) reserve a portion of such
30 building for use by Central Connecticut State
31 University at no charge during such period; and
32 (6) convey its interest in the building to the
33 board of trustees at the end of the term granted
34 pursuant to subdivision (4) of this subsection.

35 (c) If the board of trustees requests the
36 Department of Public Works to enter into a
37 contract with the developer: (1) The department
38 shall provide customary services in the design,
39 planning and construction of the building
40 including providing contract managers and other
41 experts to ensure compliance with all applicable
42 laws and regulations, design and review standards,
43 and appropriate site development and site
44 administration requirements; (2) the department
45 shall render its services to the board of trustees
46 at no cost and shall assess an agreed upon flat
47 fee to be paid by the developer; (3) the
48 department, in consultation with and subject to
49 the approval of the board of trustees, shall
50 assume primary responsibility for the preparation
51 of the request for proposal to be provided to
52 potential developers which shall include aesthetic
53 concerns of the university and the right of the
54 university to approve prospective tenants; (4) the
55 department shall expedite the services it renders
56 in the project; (5) the board of trustees and the
57 university shall provide the developer with access
58 to utility connections, be responsible for
59 landscaping and maintenance to all areas outside
60 the building and provide a reasonable number of
61 parking spaces for tenants of the building
62 consistent with other needs of the university; (6)
63 the Commissioner of Public Works and the board of
64 trustees shall agree on a cooperative system to
65 carry out the provisions of this section with due
66 regard to the needs and concerns of the board of
67 trustees; and (7) any requests for proposal for
68 the project shall be submitted after notice and
69 specifications of such project are advertised, at

70 least once, in a newspaper having substantial
71 circulation in the Hartford-New Britain area.
72 Sec. 2. This act shall take effect July 1,
73 1998.

74 APP COMMITTEE VOTE: YEA 42 NAY 7 JFS

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"THE FOLLOWING FISCAL IMPACT STATEMENT AND BILL ANALYSIS ARE PREPARED FOR THE BENEFIT OF MEMBERS OF THE GENERAL ASSEMBLY, SOLELY FOR PURPOSES OF INFORMATION, SUMMARIZATION AND EXPLANATION AND DO NOT REPRESENT THE INTENT OF THE GENERAL ASSEMBLY OR EITHER HOUSE THEREOF FOR ANY PURPOSE."

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FISCAL IMPACT STATEMENT - BILL NUMBER SHB 5719

STATE IMPACT	Indeterminate, see explanation below
MUNICIPAL IMPACT	None
STATE AGENCY(S)	Connecticut State University, Department of Public Works

EXPLANATION OF ESTIMATES:

Under the bill, the private developer is responsible for all costs associated with constructing the building and any costs thereafter for a term agreed upon by the parties not more than thirty years. At the end of such term, the developer will convey its interest in the building to CSU. This method of financing a project was developed due to limited bonding resources. The fiscal impact is indeterminate in that no specific arrangements has been reached with a developer at this time.

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OFA BILL ANALYSIS

sHB 5719

AN ACT AUTHORIZING THE LEASE OF A TRACT OF LAND BY THE BOARD OF TRUSTEES OF THE CONNECTICUT STATE UNIVERSITY SYSTEM

SUMMARY: The bill authorizes the Connecticut State University System (CSU) to lease a tract of land to a private developer. It also authorizes the Department of Public Works to contract with that developer to

construct a building to be used for private enterprises
and university services.

EFFECTIVE DATE: July 1, 1998

COMMITTEE ACTION

Appropriations Committee

Joint Favorable Substitute
Yea 42 Nay 7